

**2023 HEREL ANNUAL CONFERENCE**  
**University of Minnesota**  
**September 21 and 22, 2023**

**CONFERENCE SCHEDULE**

**Wednesday, September 20, 2023**

7:00 p.m. - 9:00 p.m.                      Welcome Reception (optional) – Beacon Public House (Graduate Hotel Minneapolis)

**Thursday, September 21, 2023**

**Thomas Swain Room, McNamara Alumni Center**

8:00 – 9:00 a.m.                              **Breakfast**  
Arrival and Registration

9:00 a.m.                                      **Conference Welcome**  
[Dan Piper](#), Senior Associate General Counsel, University of Minnesota  
[Doug Peterson](#), General Counsel, University of Minnesota

9:30 a.m.                                      **Session 1 – Here Comes the Sun: Utilizing Campus Real Estate for Solar Installations**

**Presenters:** [Shane Stennes](#), Systemwide Chief Sustainability Officer, University of Minnesota System and [Jeremy Kalin](#), Avisen Legal

A discussion related to solar installations on university campuses. The presenters will review the legal structure and key legal documents used for projects at the University of Minnesota, including real estate licenses and power purchase agreements. New opportunities after the Inflation Reduction Act will also be highlighted, including the possibility for most colleges and universities to receive a direct payment of federal solar tax credits for the first time.

10:30 a.m.                                      **Session 2 – Inflation Reduction Act: A Closer Look at Funding Prospects for Higher Education Campuses (179D tax deduction, Investment Tax Credit, and Carbon Capture and Sequestration Tax Credit)**

**Presenter:** [Will Volker](#), Partner, Efficiency Energy, LLC

The Inflation Reduction Act of 2022 (“Act”) increased and expanded the Internal Revenue Code Section 179D deduction for energy efficient buildings introducing a new direct-pay investment and production tax credits to government, nonprofit, and tribal entities. This session will dive a bit deeper into how universities may leverage these new funding mechanisms when making campus building investments and avoid common legal pitfalls under the Act.

12:00 p.m.                                      **Lunch** – Buffet Lunch

1:00 p.m.                                      **Session 3 – Accidents Happen - Understanding Insurance**

**Presenter:** [Jeffrey Raskin](#), Morgan Lewis

This session will cover the basic coverages that should be maintained by owners and operators of real estate with a focus on unique issues faced by colleges and universities. Session will also cover potential insurance coverages that may help mitigate losses and liabilities, including important policy language and variations and strategies to employ to help maximize available insurance in the event of a loss.

Pathways Room, Graduate Hotel Minneapolis

2:45 p.m.

**Session 4 – I hear the train a coming... Light rail (and other) transit and the impact on development on and around a university campus**

**Presenters:** [Dan Piper](#), Senior Associate General Counsel, University of Minnesota  
[Leslie Krueger](#), Assistant VP for Planning, Space and Real Estate, University of Minnesota

This session will describe the story of the development of a new light rail transit line running through the heart of the University of Minnesota's Minneapolis campus, including the University's concerns and attempts to mitigate those concerns. Plus, a retrospective look at the impact of the development on- and near-campus.

4:00 p.m.

**Walking Tour** of University of Minnesota, Minneapolis campus

6:00 p.m.

**Dinner Reception**, Catered dinner at Weisman Art Museum, University of Minnesota

### **Friday, September 22, 2023**

**Thomas Swain Room, McNamara Alumni Center**

8:00 – 9:00 a.m.

**Breakfast**

9:00 a.m.

**Session 5 – Following the Money on a Construction Project**

**Co-Moderators:** [Gregory R. Faulkner](#), Robinson & Cole LLP and [James E. Goodrich](#), Saul Ewing

**Presenters:** [Eric Olson](#), Construction Executive – Commercial Group, [Kraus-Anderson](#), Minneapolis and [Steven McKessey](#), Senior Vice President, [Cumming Group](#)

This session will address several money-related topics that arise over the course of a project such as allowances, contingencies, savings, and buyouts. The session will also address these issues from both the owner standpoint and the contractor standpoint.

10:30 a.m.

**Session 6 – From Practical to High Profile: Use Agreements for University Facilities**

**Presenters:** [Heidi Klosterman](#), Assistant Vice Chancellor & Associate General Counsel, Washington University in St. Louis, [Elizabeth C. Zamzow](#), Senior Associate General Counsel, University of Minnesota, [Tom McGinnis](#), Assistant Athletics Director, University of Minnesota

This session will discuss agreements used when third parties come to campus for both longer term arrangements for high-profile entities such as NFL teams that use university facilities, and short-term arrangements ranging from lesser known visitors to national acts or talent.

12:00 p.m.

**Box Lunch and optional walking tour** of Huntington Bank Stadium

*This conference has been approved for 6 standard CLE credits in Minnesota.*